



**2531 AQUASANTA**

TUSTIN, CA 92782

**\$1,649,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

## 2531 AQUASANTA

TUSTIN, CA 92782

Welcome to 2531 Aquasanta, located in the highly regarded gated community of Corte Villa in Tustin Ranch. This showstopper townhome features 4 bedrooms and 3 full bathrooms, showcasing designer finishes throughout and a curated collection of thoughtful upgrades that make this home truly stand out. Upon entry, you're greeted by a formal foyer that opens into a light-filled living room with soaring two-story ceilings, beautifully capturing the scale and elegance of the space. The adjacent dining room is equally impressive, featuring a built-in wine refrigerator with glass storage and a striking statement light fixture-perfect for entertaining.

**Garage Count: 2 Car Garage,**  
**Sewer: Public,**  
**Cooling: Central A/C,**  
**Water: City Water**

**\$1,649,000**



The family room centers around a cozy fireplace and highlights floating wood shelves with integrated lighting, fresh paint, new shutters, and gas logs, creating a warm and inviting atmosphere. Ideally situated nearby, the kitchen blends style and function with an LG dishwasher, KitchenAid double ovens, a new built-in refrigerator, travertine flooring, and more. French doors lead to an oversized outdoor patio, offering seamless indoor-outdoor living. Surrounded by lush greenery, a fig and orange tree, a rose arch, and a tranquil water fountain, this private setting is perfect for relaxing or gathering with guests. Upstairs, a versatile loft provides flexibility for a home office, lounge, or additional living space. Two guest bedrooms share a full bathroom, making it ideal for family or visitors. The primary suite serves as a peaceful retreat, complete with its own fireplace and private balcony. The spacious primary bathroom features a vanity area, separate walk-in shower, and a generous walk-in closet. Additional highlights include new hardwood flooring downstairs, fresh paint throughout, a Nest thermostat, pre-wiring for an alarm system, a new water heater, and an attached 2-car garage equipped with an EV charging system-adding comfort, efficiency, and modern convenience.



Residents of Corte Villa enjoy a charming piazza-style community layout that fosters a strong sense of community, along with exclusive access to Gallery Park, offering amenities such as a pool, spa, playground, car washing station, and tennis court. All of this is ideally located near Tustin Ranch Golf Club, shopping and dining at The Market Place, and within the boundaries of award-winning schools. This beautifully upgraded, one-of-a-kind home represents the very best of Tustin Ranch living.



